



Loudoun County, Virginia

www.loudoun.gov

Department of Building and Development

1 Harrison Street, S.E., P.O. Box 7000, Mailstop #60A, Leesburg, VA 20177-7000

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FAX Numbers: Permits (703) 771-5522 - Engineering (703) 737-8993

Zoning & Administration (703) 771-5215

December 8, 2015

Mr. Peter Lazarevich, P.E.
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, Virginia 20151

Re: One Loudoun Landbay A-9 (STPL-2015-0023)
Facilities Standards Manual (FSM) Waiver Request
WAIV-2015-0054

Dear Mr. Lazarevich:

This letter is in response to your recent waiver request related to the minimum standards for storm sewer design on the above project, which is comprised of the parcels identified by PINs 058-30-4496 and 058-30-4963. Specifically, FSM 5.220.B.14 states that, "No storm sewer shall be located within 5 feet of the loading plane of a building foundation as depicted in Figure 2," which establishes the loading plane at a 1:1 slope from the bottom of the building foundation. As proposed, multiple sections of the storm sewer system will be closer than 5 feet to the loading plan.

In support of your request, you state that the geotechnical engineer of record (ECS Mid-Atlantic, LLC) has determined that the site is underlain by bedrock, and that as a result, the loading plane would be variable, at 1:1 within the soil layer, and then vertical within the bedrock, as opposed to the assumed constant 1:1 slope throughout. Accordingly, you have provided cross-sections of the critical pipe sections relative to this variable loading plane to demonstrate that the required 5 ft of clearance has been provided.

You note that the only exception relates to the proposed slab-on-grade sprinkler room adjacent to Units 121/122 at cross-section E-E. ECS has indicated that the associated loads of this structure, which is similar to a shed, will not impact the storm sewer pipe. In addition, you have included an exhibit detailing access to the pipe via trench box.

Importantly, we note that pipes in question are not located within a storm drainage easement, and as such, the owner will assume all responsibility and risk related to maintenance of the system.

Therefore, in consideration of the above, and in consultation with the County's geotechnical engineer, your request is hereby granted and the waiver **approved**.

This determination applies solely to the referenced property and is not binding upon the County, myself as Director, or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any applicant who is aggrieved by an interpretation or decision made by the Director in the administration of the standards and requirements contained in the FSM may, within five (5) working days of receiving written notice of such decision or interpretation appeal said decision strictly in accordance with Section 1.200.D of the FSM.

Should you have any questions or require additional information, please contact Ryan Sauder at (703) 737-8209 or by email at ryan.sauder@loudoun.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Seigfried".

Michael Seigfried
Director

rs

Cc: Project file
Jimmy Edmonds, VSMP Administrator
Rob Balinger, Project Manager
Gerard Sossong, LC Geotechnical Engineer